

**WEST LAFAYETTE DEPARTMENT OF DEVELOPMENT**

**COMMUNITY DEVELOPMENT BLOCK GRANT &**

**RENTAL CERTIFICATION**

**MONTHLY REPORTS**

**DECEMBER 2013**

## **DEPARTMENT OF DEVELOPMENT**

### **MONTHLY REPORT December 2013**

#### **CDBG**

In December, city staff continued to work with City Consultants & Research, LLC on the review of Davis-Bacon regulations and the review of past projects. Staff has also begun planning for the two public meetings for the one year action plan that take place in February and March. The Mayor's Advisory Committee is currently short two members, who have moved out of the city limits. Please feel free to pass any suggestions for replacements along to Dale Dixon in the Dept. of Development.

Monthly Report For December 2013, Round 23

**RENTAL HOUSING INSPECTION**

		<b>Cumulative Total</b>
<b>INITIAL INSPECTIONS</b>	<b>Monthly</b>	<b>(since Aug. 2012)</b>
Number of Properties by Category		
Category 1 Single Family	28	501
Category 2 Temporary Rental	0	31
Category 3 Multifamily	1	57
Category 4 Converted	6	177
Category 5 Condos Low Density	3	25
Category 6 Condos High Density	0	1
Category 7 Condos High Density	0	25
<b>Total Number of Properties:</b>	<b>38</b>	<b>817</b>
Total Number of Structures	38	936
Total Number of Units	86	3795
Total Number of Units with Violations	8	576
Total Number of Units with NO Violations	78	3219
Total Number of Violations	33	1366
<b>RE-INSPECTIONS</b>	<b>14</b>	<b>331</b>
<b>APPEALS</b>		
Number of Appeals Requested	0	0
<b>CERTIFICATIONS</b>		
Number of Properties by Category		
Category 1 Single Family	36	527
Category 2 Temporary Rental	2	34
Category 3 Multifamily	3	61
Category 4 Converted	7	157
Category 5 Condos Low Density	1	21
Category 6 Condos High Density	0	0
Category 7 Condos High Density	5	23
<b>Total Number of Properties:</b>	<b>54</b>	<b>823</b>
<b>FEES COLLECTED</b>	<b>\$9,702</b>	<b>\$201,486</b>
<b>LEGAL ACTION</b>		
Number Referred	0	0
Number Resolved	0	4
Liens Filed	0	0
Liens Released	0	0
<b>New Single Family Rentals</b>	<b>3</b>	<b>74</b>
<b>COMPLAINTS</b>		
Tenant	4	46
Other	0	0

## Violations by Type

Round: 23    December 2013

**Number of Units Inspected:**      86

### **Interior Violations**

### **Totals for Calendar Year 2013**

Electrical	4	174
Plumbing	6	111
HVAC	3	38
Fire Protection Systems	6	129
Egress	0	3
Fire Stop Penetrations	0	10
Improper Use of Space	0	1
Interior Handrails	1	10
Stairs (Interior)	0	1
Windows & Doors	3	90
Interior Paint	0	10
Unsanitary Conditions	0	25
Other (Interior)	7	115

Subtotal Interior Violations:      30      717

### **Exterior Violations**

Masonry	0	3
Roof	0	14
Gutters & Downspouts	0	29
Siding & Trim	2	19
Stairs (Exterior)	0	3
Balconies	0	8
Ext. Handrails & Guardrails	0	17
Exterior Concrete	0	3
Exterior Paint	0	16
Structural	0	6
Other (Exterior)	1	62

Subtotal Exterior Violations:      3      180

**Total Number of Violations:      33      897**